

FOR SALE



1106 17TH AVENUE SOUTH





1106 17th Avenue South

NASHVILLE, TN

Property Details

Price: Sale: \$2,9500,000

Address: 1106 17th Ave S
Nashville, TN 37212

Existing Improvements: 5,537 SF

Site Size: 0.17 Acres

Submarket: Music Row

Zoning ORI

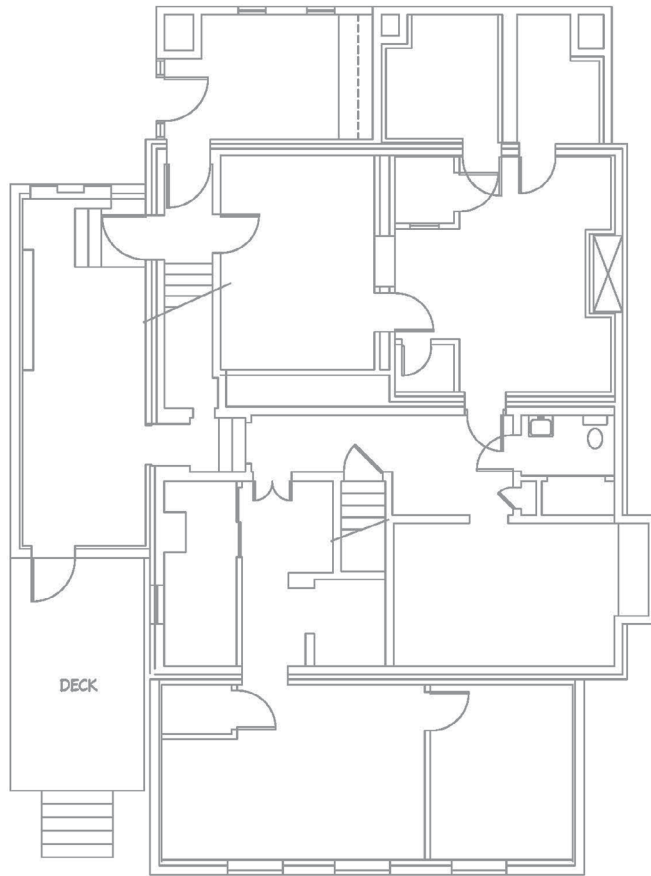
Property Highlights

- Centrally located on Music Row
- Ample parking
- Three story office space: 3 offices on the first level, a large combo office/conference room on second level and a large open office on the third level
- Two writing rooms
- Basement/large storage area
- Kitchen/breakroom
- Unfinished studio

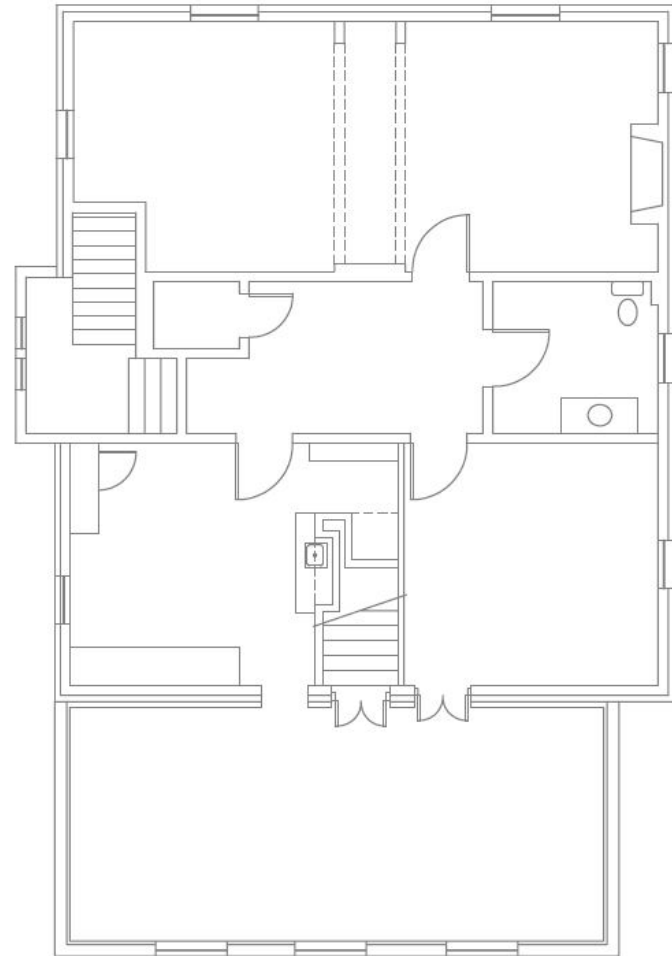


FLOOR PLANS

First Floor

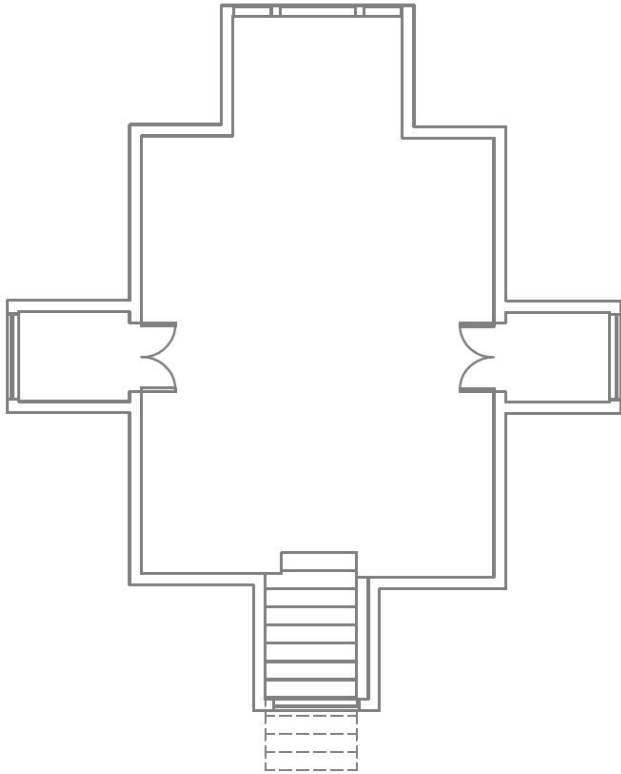


Second Floor



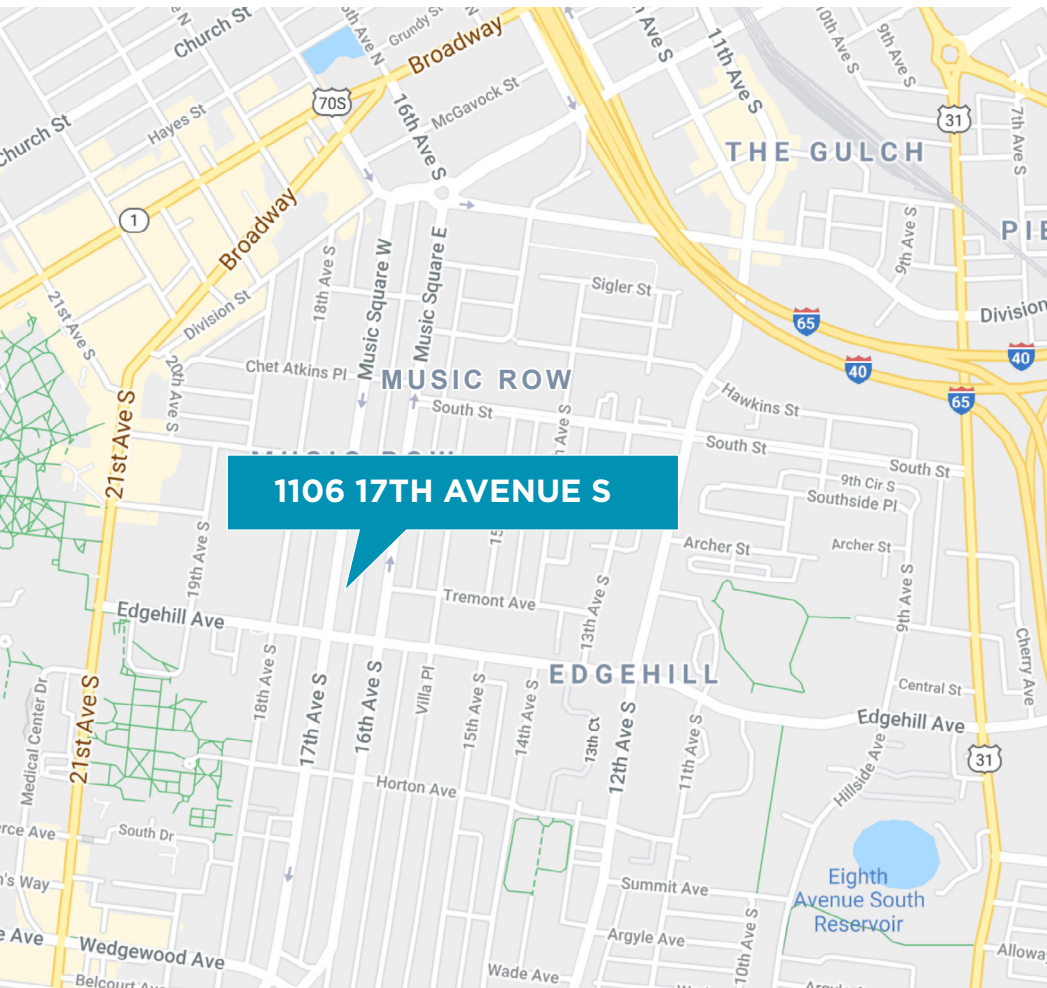
FLOOR PLANS

Third Floor



LOCATION ADVANTAGE

The property is conveniently located



DISTANCE FROM POPULAR AREAS



2.0 mi
NASHVILLE CBD



1.3 mi
THE GULCH



3.1 mi
GREEN HILLS



1.2 mi
12 SOUTH



0.5 mi
MUSIC ROW



1.6 mi
CENTENNIAL PARK



0.2 mi
VANDERBILT



3.1 mi
NISSAN STADIUM

AMENITIES WITHIN WALKING DISTANCE



DINING

Hattie B's Hot Chicken
Barcelona Wine Bar
The Catbird Seat
Tavern
The Row
Nada
Bella Napoli Pizzeria
Urban Cookhouse
Two Boots Nashville
King Siam Thai Cuisine
The Stillery, Midtown
Thai Esane
Midtown Cafe

Henley
Chuy's
Amerigo Italian Restaurant
San Antonio Taco Co
Hopsmith Tavern
Sitar Indian Restaurant
Ruth's Chris Steak House
Mellow Mushroom
Kay Bob's Grill & Ale
Pizza Perfect
Broadway Brewhouse & Mojo
The Slider House
Daddy's Dogs

Jack Brown's Beer and Burger Joint
Jasper's
Sadie's
Giovanni Ristorante
Jason's Deli
Los Toritos MTG
Flatiron
Crab Fever
Mason's
Donatos Pizza
Helen's Hot Chicken
Five Guys
Ainsworth

FITNESS

getFIT615
CrossFit Music City

HOTELS

Loews Vanderbilt Hotel
Kimpton Aertson Hotel
Virgin Hotel Nashville
Home2 Suites
Hampton Inn
Hyatt House

THE NEIGHBORHOOD

MUSIC ROW/EDGEHILL

Situated southwest of downtown, Music Row is home to several businesses and attractions related to the city's musical heritage. Considered the heart of Nashville's entertainment industry, the Music Row area is centered on 16th and 17th Avenues South, which are known as Music Square East and West respectively. Points of interest in the district include the historic RCA Studio B, Columbia's Historic Quonset Hut, the first recording studio on Music Row, and Owen Bradley Park as well as numerous shops and upscale eateries. "Musica," a large bronze statue designed by Alan LeQuire, is the centerpiece of the Music Row Roundabout.

Edgehill is centrally located and loosely bordered by The Gulch on the north, 12 South on the south, Eighth Avenue on the east and Music Row on the west. Edgehill is also conveniently located near Vanderbilt and Belmont universities. Its ideal location has rejuvenated the community and attracted many for living and playing.

What Edgehill lacks in size it makes up in cool factor. The neighborhood anchor is Edgehill Village. Made up of brick buildings that once housed Whiteway Cleaners in the 1920s, Edgehill Village has been restored to embrace its historical style and significance. The village houses a carefully curated selection of restaurants, bars and shops.



FOR MORE INFORMATION, CONTACT:

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